

Beacon Road

Rolleston-on-Dove, Burton-on-Trent, DE13 9EQ



**Three bedroom semi-detached property
situated in the highly desirable village of
Rolleston-on-Dove.**

£200,000

John German

Enjoying a superb location in Rolleston-on-Dove, a popular Staffordshire village offering excellent transport links and amenities with the nearby town of Burton accessible by both car and bus. The village also has surrounding countryside, shops and pubs, as well as renowned local schools.

Step through the main entrance door into the reception hallway where stairs rise to the first floor.

To the left you'll find the sizeable lounge which has ample space for seated furniture as well as a dining room table and chairs. The lounge has bay fronted windows to the front of the property, whilst the rear has French double doors providing practical access out into the garden.

Further along the hallway there is the kitchen, which has wooden cabinets wrapping around two walls with generous space for house appliances. At the rear there is access out into the garden through a single French door.

To the first floor there are three good sized bedrooms and a family bathroom, comprising bath with shower over, WC and wash basin.

Outside

The large garden is predominantly laid to lawn with a small, slabbed area at the front. There is also a useful garden shed providing additional storage which can also be accessed via by way of a service road connecting Knowles Hill and Beacon Road.

Similarly, the garden to the front is partially lawned with a slabbed walkway leading to the front entrance.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

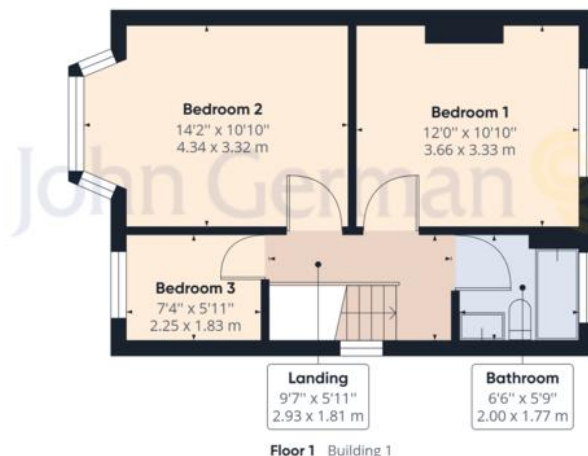
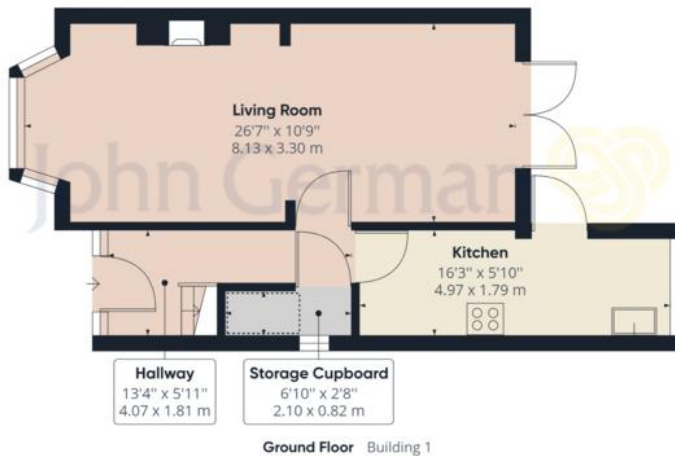
Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk/planning/applications-and-decisions/applications-and-appeals

Our Ref: JGA/12102022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C



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Approximate total area⁽¹⁾

844.33 ft²
78.44 m²

Reduced headroom

10.58 ft²
0.98 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Referral Fees

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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